

FAIRFAX COUNTY SCHOOL BOARD
(GARFIELD ELEMENTARY SCHOOL)

PCA 89-L-008

PROFFER STATEMENT

SEPTEMBER 24, 2012

OCTOBER 9, 2012

OCTOBER 19, 2012

OCTOBER 25, 2012

NOVEMBER 7, 2012

NOVEMBER 26, 2012

NOVEMBER 29, 2012

NOVEMBER 30, 2012

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 89-L-008, the Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffers that development of the property identified as Fairfax County Tax Map Parcel 90-1-((1))-52 (the "Property"), containing approximately 8.13 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.30.
2. **Substantial Conformity.** The proposed additions to the existing school building shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated June 29, 2012, and revised through November 7, 2012, prepared by BC Consultants, consisting of thirteen (13) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to provide future additions to the building, temporary classroom trailers and/or modifications to the existing recreational facilities without the need for a Proffered Condition Amendment.
3. **Old Keene Mill Road.**
 - A. **Trail.** Subject to VDOT approval, the Applicant shall, concurrent with the construction of the building additions and related site improvements, construct a trail (i.e. sidewalk under applicable VDOT regulations) that is eight (8) foot wide, except in those areas where the trail may be less than eight (8) feet wide to accommodate existing utilities, as shown on Sheet 13 of the GDP. The proposed chain link fence shall be located in a manner to provide at least one (1) foot of separation between the trail and fence. The trail may be the subject of a separate site plan or public

improvement plan from the building additions and other related site improvements. If determined necessary by FCDOT and/or VDOT, then upon request, the Applicant shall convey to the Board a perpetual trail easement along the Old Keene Mill Road frontage of the Property consisting of up to twenty (20) feet from the existing right of way for Old Keene Mill Road, as shown on the GDP, for the purpose of accommodating the eight (8) foot wide trail.

- B. **On-Road Bicycle Lane.** Upon written request by Fairfax County, the Applicant shall convey to the Board a perpetual public street easement along a portion of Old Keene Mill Road up to 170 feet in length along the Property's frontage, consisting of up to an additional five (5) feet from the trail easement referenced in Proffer 3A above, for the purpose of accommodating an on-road bicycle lane to be constructed by others.

4. **Spring Road.**

- A. **Public Street Easement.** Prior to issuance of the Non-RUP for the proposed building additions, the Applicant shall convey to the Board a perpetual public street easement along the Spring Road frontage of the Property, consisting of twenty-eight (28) feet from the existing centerline of Spring Road, as shown on the GDP, for the purpose of future public street and related improvements to be constructed by others.
- B. **Sidewalk.** The existing four (4) foot-wide sidewalk located along the Property frontage of Spring Road shall be widened, concurrent with the construction of the building additions and related site improvements, to five (5) feet in accordance with VDOT standards. However, the sidewalk may be the subject of a separate site plan or public improvement plan from the building additions and other related site improvements.
- C. **Bicycle Signage.** Shared usage signage to consist of a shared bicycle lane marking (sharrow) and a bicycle route sign shall be provided along the southbound portion of Spring Road along the frontage of the Property.

5. **Cooling Tower.** The proposed cooling tower located at the northeastern corner of the school building shall be screened to mitigate the visibility of such equipment from the public streets with a brick wall that is compatible with the façade of the building and landscaping as shown on Sheet 12 of the GDP. The facilities located within the brick enclosure for the cooling tower will not generate noise that is louder than the noise anticipated with use of the BAC FXV-0812B-24T-O Cooling Tower with the Whisper Quiet Fan option currently proposed by the Applicant.

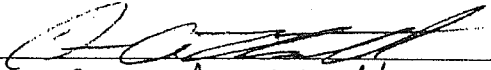
6. **Native, Non-Invasive Plant Materials.** Only native, non-invasive plant materials shall be used within the open space areas, subject to approval by the Urban Forest Management Division.
7. **Green Building Principles.** The Applicant shall work with its architect to incorporate, in Applicant's sole discretion, environmentally sustainable attributes into its building program which may include, but are not necessarily limited to, such elements as high efficiency mechanical systems and lighting, high reflective roof (cool roof), water efficient fixtures, low emissivity glazing (windows), sunshades, and recycling programs.
8. **Stormwater Management/Best Management Practices (BMPs).** Stormwater management/BMPs shall be provided in substantial conformance with that shown on the GDP. In addition, concurrent with the construction of the building additions and related site improvements, the Applicant shall incorporate a Low Impact Development (LID) facility, such as, but not limited to, pervious pavers, compost soil amendments or similar measures, to retain on-site up to the first two inches of rainfall for the area disturbed for such building additions and related site improvements, to the extent feasible in accordance with the ongoing coordination between the Applicant and the Stormwater Planning Division, DPWES. The LID facility may be the subject of a separate site plan or public improvement plan from the building additions and other related site improvements.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD

Applicant and Title Owner of

Tax Map Parcel 90-1-((1))-52

By: 
Name: Dean A. Tistadt
Title: COO